



COURTESY NOTICE OF VIOLATION

Date Issued: June 21, 2023

APN: 642163003

Case Number: CODE-23-1044

Subject Property: 13034 CASA LOMA DESERT HOT SPRINGS, CA 92240

Parcel Owner: VAN BUREN INV GROUP
Mailing Address: 25401 CABOT RD STE 208
LAGUNA HILLS, CA 92653

Code Compliance Officer: Tiyler Messer Email: tmesser@cityofdhs.org

An inspection of your property has revealed the following violation(s) of the Desert Hot Springs Municipal Code section (§):

Violation Code/Description	Section
4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items	The following shall be designated as unlawful acts and public nuisances: Attractive Nuisances. It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain on any such premises or property any condition that constitutes an attractive nuisance including, but not limited to, the following: Abandoned, damaged or broken equipment, machinery or household items;
17.40.270.A -Storage	There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; or building or manufacturing materials in any portion of a lot, except as allowed under the provisions of this Zoning Ordinance. No storage shall occur on any vacant parcel.
4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure	It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain upon any such premises or property any building or structure, or any part thereof, which has been constructed or is maintained in violation of any applicable state or local law or regulation relating to the condition, use or maintenance of such building or structure.
17.48.030.K.1 General regulations.(Vehicle parking)	Parking in residential land use districts, shall occur as follows: Motor vehicles are to be parked in areas constructed for vehicles (i.e., garage, carport or paved driveway) and shall not be parked or stored in other portions of the front or side street yard, particularly not on what is commonly referred to as the front lawn (yard). Limitation on Amount of Paved Surface. It shall be unlawful for any person to pave with asphalt, cement or any other impervious surface on portions of the front or side street yard, particularly on what is commonly referred to as the front lawn (yard), in excess of the minimum driveway requirements as specified in Section 17.48.060(E) for providing primary access to the required number of parking spaces as specified in Section 17.48.040. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.
4.16.010.A.6-Public Nuisance-Vehicle Parking	Vehicle Parking. It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any residential premises or residential property in the City to permit on such premises or property any operable vehicle, recreational vehicle,

motor home, trailer, camper, camper shell and boat to be parked or stored outside of a garage or carport on an unpaved surface. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.

Corrective Actions Required:

Violation Code/Description

Corrective Action

4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items

Remove all auto parts, furniture, household items, construction material, and all other miscellaneous items from the vacant parcel.

17.40.270.A -Storage

There shall be no storage on a vacant parcel void of a structure. Remove stored items from the property.

4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure

Obtain a permit for the chain link fencing at the front of the property. Or remove the chain link fencing from the property.

17.48.030.K.1 General regulations.(Vehicle parking)

RV's and trailers and motor vehicles may only be parked behind the front line of the house, on a paved surface, and screened from view. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.

4.16.010.A.6-Public Nuisance-Vehicle Parking

Parking is only permitted on a paved surface. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director. Remove all vehicles and trailers parked on a surface that is not paved.

COMPLIANCE DATE: July 5, 2023

In order to avoid potential Citations, fines, and other administrative costs as referenced in Municipal Code 4.24.470 "Special Assessment", the corrective actions listed above must be completed by the compliance date above.

Signature:



Code Compliance Officer: Tiyler Messer

PROOF OF SERVICE

I am employed in the City of Desert Hot Springs, State of California. I am over the age of 18 years and not a party to this action. My business address is 65950 Pierson Blvd. Desert Hot Springs, California 92240.

On June 21, 2023 , I caused to be served the within document:

COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

13034 CASA LOMA

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 642163003

On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

X **(By First-Class Mail)** I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with City of Desert Hot Springs practice for collecting and processing correspondence for mailing. On the same day that the correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

— **(By Certified Mail)** I caused each such envelope to be sent by USPS Return Receipt Certified Mail to the offices of each addressee.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED at Desert Hot Springs California on June 21, 2023.



Tiylar Messer
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 13034 CASA LOMA DESERT HOT SPRINGS,
CALIFORNIA 92240
PARCEL # 642163003

VAN BUREN INV GROUP
25401 CABOT RD STE 208
LAGUNA HILLS , CA. 92653





